



Common Council Chambers – City Hall Room 100  
7325 W. Forest Home Ave, Greenfield, Wisconsin

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## COMMON COUNCIL MEETING AGENDA

Tuesday, June 18, 2019 – 7:00 p.m.

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the May 21, 2019 Common Council minutes
- E. Mayor's Report
- F. Aldermanic Reports
- G. Announcements
- H. Citizen Commentary
- I. Public Hearings
  - 1. Public Hearing on a Special Use Permit for American Behavioral Clinics, a proposed behavioral health medical clinic, to be located at 6815 W. Layton Ave., submitted by David Winston, d/b/a ABC Medical Clinics, S.C. (Tax Key No. 617-0117-000)
  - 2. Public Hearing on a Special Use Permit for GRIT, a proposed personal training business, to be located at 6405 W. Forest Home Ave., submitted by Randy Steiskal, d/b/a GRIT. (Tax Key No. 572-8992-006)
  - 3. Public Hearing on a Special Use Permit for Your CBD Store, Greenfield, a proposed CBD Oil Store, to be located at 4156 S. 108 St., submitted by Derek & Kinga Smars, d/b/a Your CBD, Greenfield. (Tax Key No. 567-9972-004)
  - 4. Public Hearing on a Special Use Permit for Alloy Wheel Repair Specialists of Wisconsin, a proposed wheel repair business, to be located at 4420 S. 108 St., submitted by Brian Hansen, d/b/a Alloy Wheel Repair Specialists of Wisconsin, LLC and Mike Judson, d/b/a J&A Management Services, LLC. (Tax Key No. 608-9991-001)
  - 5. Public Hearing on an Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to Contractors being permitted as a Special Use in the C-4 Regional Business District and C-5 Freeway Business District.

6. Public Hearing on an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4343 S. 27 St. from C-3 Highway and Commercial Service Business District to C-4 Regional Business District. (Tax Key No. 599-8996-000)
7. Public Hearing on a Special Use Permit for Tom's Dependable Heating, a proposed plumbing and heating contractor to be located at 4343 S. 27 St., submitted by James Weiss, d/b/a Tom's Dependable Heating. (Tax Key No. 599-8996-000)
8. Public Hearing on an Ordinance to amend Section 21.06.0203 of the Municipal Code pertaining to Off-street Parking and On-Site Queuing Requirements for Use Types.
9. Public Hearing on an Ordinance to adopt a Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the property located at 7631 W. Holmes Ave. from Single Family to Planned Business. (Tax Key No. 616-0002-000)
10. Public Hearing on an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 7631 W. Holmes Ave. from R-2 Single-Family Residential Conservation District to C-4 Regional Business District and rezoning the property located at 7611 W. Holmes Ave. from C-2 Community Commercial District to C-4 Regional Business District. (Tax Key Nos. 616-0002-000 and 616-0001-001)

J. Old Business

1. Adopt a resolution disallowing the claim of Thomas and Jacqueline Jaworski

K. New Business

1. Adopt a resolution granting a Special Use Permit and approve the Site Plan Review for American Behavioral Clinics, a proposed behavioral health medical clinic, to be located at 6815 W. Layton Ave., submitted by David Winston, d/b/a ABC Medical Clinics, S.C. (Tax Key No. 617-0117-000)
2. Adopt a resolution granting a Special Use Permit and approve the Site Plan Review for GRIT, a proposed personal training business, to be located at 6405 W. Forest Home Ave., submitted by Randy Steiskal, d/b/a GRIT (Tax Key No. 572-8992-006)
3. Adopt a resolution granting a Special Use Permit and approve a Site Plan Review for Your CBD Store, Greenfield, a proposed CBD Oil Store, to be located within a multi-tenant commercial building at 4156 S. 108th St., submitted by Derek & Kinga Smars, d/b/a Your CBD Store, Greenfield (Tax Key No. 567-9972-004).
4. Adopt a resolution granting a Special Use Permit and approve a Site Plan Review for Alloy Wheel Repair Specialists of Wisconsin, a proposed wheel repair business, to be located at 4420 S. 108 St., submitted by Brian Hansen, d/b/a Alloy Wheel Repair Specialists of Wisconsin, LLC and Mike Judson, d/b/a J&A Management Services, LLC (Tax Key No. 608-9991-001)

5. Adopt an Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to Contractors being permitted as a Special Use in the C-4 Regional Business District and C-5 Freeway Business District.
6. Adopt an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4343 S. 27 St. from C-3 Highway and Commercial Service Business District to C-4 Regional Business District. (Tax Key No. 599-8996-000)
7. Adopt a resolution granting a Special Use Permit and approve a Site Plan Review for Tom's Dependable Heating, a proposed plumbing and heating contractor to be located at 4343 S. 27 St., submitted by James Weiss, d/b/a Tom's Dependable Heating. (Tax Key No. 599-8996-000)
8. Adopt an Ordinance to amend Section 21.06.0203 of the Municipal Code pertaining to Off-street Parking and On-Site Queuing Requirements for Use Types.
9. Adopt an Ordinance to adopt a Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the property located at 7631 W. Holmes Ave. from Single Family to Planned Business. (Tax Key No. 616-0002-000)
10. Adopt a Resolution relative to the Land Use Map Amendment to the 2008 City of Greenfield Comprehensive Plan for the property located at 7631 W. Holmes Ave. from Single Family to Planned Business. (Tax Key No. 616-0002-000)
11. Adopt an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 7631 W. Holmes Ave. from R-2 Single-Family Residential Conservation District to C-4 Regional Business District and rezoning the property located at 7611 W. Holmes Ave. from C-2 Community Commercial District to C-4 Regional Business District. (Tax Key Nos. 616-0002-000 and 616-0001-001)
12. Approve a Certified Survey Map to combine two existing parcels located at 7611 and 7631 W. Holmes Ave., submitted by Scott Shust, d/b/a JTS Architects and Kevin Mottlowitz, d/b/a GMX Real Estate Group, LLC. (Tax Key Nos. 616-0002-000 and 616-0001-001)
13. Approve the Site, Landscaping and Architectural Review for proposed new construction of a multi-tenant commercial building, to be located at 7611 and 7631 W. Holmes Ave., submitted by Scott Shust, d/b/a JTS Architects and Kevin Mottlowitz, d/b/a GMX Real Estate Group, LLC. (Tax Key Nos. 616-0002-000 and 616-0001-001)
14. Approve a Special Use Review and Site, Landscaping and Architectural Plans for a proposed addition to Advanced Animal Hospital, an existing business located at 3374 W. Loomis Road, subject to Plan Commission and staff comments. (Tax Key No. 553-0430-002)

15. Approve Site, Landscaping and Architectural Plans for Pearson Point, a proposed multi-family development, to be located at 11800 W. Beloit Road, subject to Plan Commission and staff comments. (Tax Key No. 565-9955-007)
16. Approve Site and Architectural Plans for Jen's Beer & Liquor, an existing business located at 4312 W. Howard Avenue, subject to Plan Commission and staff comments. (Tax Key No. 555-8979-000)
17. Approve Architectural Plans for façade modifications to Uncle Paulie's Brick Oven Pizzeria, an existing business located at 4395 S. 76 Street, subject to Plan Commission and staff comments. (Tax Key No. 605-9979-002)
18. Approve Outdoor Special Event application for the Greenfield 4th of July Celebration event, to be located at Konkel Park, 5151 W. Layton Ave., July 4, 2019. Application includes the following combination of licenses/permits: Entertainment (music, inflatables, children's entertainment, speeches), Temporary Class "B" Retailer's License (beer), Parade License, Food, and Commercial Building/Electrical, and a request to waive all fees. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12.*
19. Approve Outdoor Special Event application for the St. John the Evangelist Church Festival event, to be located at 8500 W. Cold Spring Rd., July 26 – 28, 2019. Application includes the following combination of licenses/permits: Temporary Class "B" Retailer's License (beer), Entertainment (carnival/rides & amusements, inflatables, live music, dance), Food, and Commercial Building/Electrical/Plumbing. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12.*
20. Approve Outdoor Special Event application for Armenian Fest, to be located at St. John the Baptist Armenian Apostolic Church, located at 7825 W. Layton Ave., July 21, 2019. Application includes the following combination of licenses/permits: Temporary Class "B" Retailer's License (beer), Entertainment (live music), Food, and Commercial Building/Electrical/Plumbing.
21. Discussion/decision to approve agreement between the City of Greenfield and Milwaukee County regarding Kulwicki Park (Jaquish)
22. Discussion/decision regarding re-naming Honey Bear Park, 4425 S. Honey Creek Dr., Don Almquist Park
23. Adopt a resolution verifying review and authorizing submittal of the Wisconsin Department of Natural Resources 2018 Compliance Maintenance Annual Report (CMAR), Project 2019 # 2. (DNS)
24. Discussion and decision to award a contract for the project 2019 Private Property Lateral Inspections. (DNS)
25. Discussion and decision to award a contract for the 2019 Tree Planting Program. (DNS)

26. Appointments to various committees and commissions:

a. Council appointments:

- i. A.D. #3  
One member to the Park & Recreation Board for a term to expire 5/31/22  
(Formerly Todd Fabos)

b. Mayor appointments, confirmed by Council:

- i. One member to the Board of Review for a term to expire 5/1/21 (formerly Gregory Krog)
- ii. One alternate member to the Board of Review for a term to expire 5/1/24 (newly created position)
- iii. One member to the Zoning Board of Appeals for a term to expire 5/1/20 (formerly Donald Kopp)
- iv. One member to the Tree Commission for a term to expire 5/1/21 (formerly Michael Wendt)
- v. Two members to the Public Library Board for a term to expire 7/1/22 (currently Tod Gagliano [not seeking reappointment], Jenna Czaplewski)
- vi. One member to the Public Library Board for a term to expire 7/1/21 (*Greenfield S.D. submitted recommendation that Sue DeWitt be appointed as their representative*).

c. Mayor appointments:

- i. One alternate member to the Zoning Board of Appeals for a term to expire 5/1/21 (formerly Denise Kunz)

27. Applications for licenses received to expire June 30, 2020 (approval of licenses should be *subject to the City of Greenfield ordinances regarding code compliance and payment of all delinquent taxes and charges*)

- a. Class “A” Fermented Malt Beverage License
- b. Combination “Class A” Fermented Malt Beverage & Liquor License
- c. “Class A” Liquor License (Cider Only)
- d. Combination “Class B” Fermented Malt Beverage & Liquor License
- e. Reserve Combination “Class B” Fermented Malt Beverage & Liquor License
- f. Operator’s License
- g. Dry Cleaning and/or Washing Machine License
- h. Entertainment License
- i. Pawnbroker/Secondhand License

28. Primetime Tap LLC, Nicholas E. Marking, Agt., requests an extension of licensed premises to extend the outdoor patio by 10 feet for both its Entertainment License (for a 5-piece band) from 7 p.m. to 11 p.m. and for its “Class B” beer and liquor license from 6 p.m. to 11 p.m. for a “Luau on Layton” event on June 22, 2019 at 7808 W. Layton Ave.
29. Discussion and decision to create a job description, set salary, recruit and hire a Part-time Police Services Specialist-Investigator in the Police Department.
30. Discussion and decision to approve change to the organizational chart for the Police Department.
31. Discussion and decision to create a job description, set salary, recruit and hire a Part-time Administrative Assistant in the Mayor’s Office and Human Resources.
32. Discussion and decision to approve Amendment Number Two to the Professional Services Agreement between the City of Greenfield and SAFEbuilt Wisconsin, LLC.
33. Discussion and decision to change the Finance and Human Resources committee meeting start time from 6:30 p.m. to 6:00 p.m.
34. Discussion and decision to hold one Finance and Human Resources committee meeting per month during the summer months to coincide with the Common Council schedule.
35. Approval of schedules of disbursements in the amount of \$3,466,773.14.
36. Approval of mileage reimbursements in the amount of \$1,966.80.
37. Investments and reinvestments.
38. Accept March and April 2019 Financial Statements.
39. Application for an operator license received from James R. Bilot. Notice is hereby given that the Common Council may convene into closed session pursuant to Wis. Stat. § 19.85(1)(b) & (f), considering licensure, social or personal history, or medical information, and then may reconvene into open session to take such action as deemed appropriate.
40. Application for an operator license received from Theresa M. Madrigal. Notice is hereby given that the Common Council may convene into closed session pursuant to Wis. Stat. § 19.85(1)(b) & (f), considering licensure, social or personal history, or medical information, and then may reconvene into open session to take such action as deemed appropriate.

L. Items for future agenda

M. Adjourn

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Department of Human Resources at 329-5208, (FAX) 543-6158, TDD 1-800-947-6644 (Wisconsin Telecommunications Relay System), or by writing to the Director of Human Resources/ADA Coordinator at Greenfield City Hall, 7325 West Forest Home Avenue, Room 101, Greenfield, WI 53220. Greenfield City Hall is wheelchair accessible from the west and south entrances.